

**35974 HWY 140E
BEATTY
\$750,000**



MLS # 75218
APPROX. MILE TO TOWN 35 TO KF
STATUS ACTIVE
TYPE 51-100
AREA BEATTY
PRIMARY USE GRAZING
LAND USE ZONING KC-Exclusive Farm Use
LAND OCCUPANCY OWNER
APPROX. CARRYING CAPACITY 20 HEAD
CROPS Yes, Seller Owned
CROPS PERM PAST
PRODUCTION 25 TN HAY
SEASON/YEAR ROUND SUMMER
NUMBER OF ACRES 69.38
WATER RIGHTS ACREAGE 54
APPROX. ACRES RANGE 5.00
APPROX. ACRES TIMBER 10
IRRIGATED ACRS: FLOOD 0
IRRIGATED ACRS: SPRINKLER 54
LEASES/ACRES 0
WATER COST FREE
PUMPING COST \$500+/-
WELL APPROX. GPM 475 GPM

TOPOGRAPHY Level, Partially Wooded
IRRIGATION On Site Well, Sprinkled
IRRIGATION DISTRICT Well
IRRIGATION EQUIPMENT Mainline, Wheel Line
FARM EQUIPMENT Y/N NO
WATER RIGHTS Permitted
SURFACE WATER Pond(s), Stream(s)
FENCING Barbed Wire, Wood, Cross Fencing, Perimeter
OUTBUILDINGS Garage, Livestock Barn, Shop, Corrals
ROAD FRONTAGE State Highway, Private
ROAD SURFACE Blacktop/Asphalt, Gravel
RESTRICTIONS Subject To Zoning, Access Recorded
WATER/SEWER Well, Septic Tank
ELEMENTARY SCHOOL Bonanza
JR. HIGH SCHOOL Bonanza
SR. HIGH SCHOOL Bonanza
NUMBER OF LIVING UNITS 3
MAIN HOME TYPE SITE BUILT
YEAR BUILT 1965
HOME OCCUPANCY OWNER
MAIN HOUSE APPRX. SQ FT 3204
HEATING Oil, Woodstove
BEDROOMS THREE
BATHS Two and 1/2
POSSESSION Tenant Rights, Negotiable
TITLE COMPANY PREF. Amerititle
TERMS/NEGOTIABLE Cash To Seller
POSSIBLE FINANCE REFINANCE
TAX ACCT # R-3711-00100-01000
TAXES \$3452.75
TAX YEAR 2009
SHOWING INSTRUCTIONS Appointment Only, Call Listing Agent
CROSS ROAD SPRAGUE RIVER RD
DIRECTIONS HWY 140 E TO 100' PAST 35 MILE MARKER.
M REMARKS PICTURE PERFECT ESTATE: 69 ACRES WITH 54 IRRIGATED IN PASTURE FROM PRIVATE WELL! 3 LOVELY HOMES WITH EFFICIENT TOYO HEATING , GUEST CABIN, 2 RV HOOK UPS, GARAGES, HORSE SHELTERS & LIVESTOCK BARN SET IN STATELY PINES & PASTURE FOR CATTLE, HORSES & HAY. INCLUDES MAINLINE AND WHEELINE. BORDERS NATIONAL FOREST LANDS! WELL MAINTAINED, TURN KEY OFFERING PRICED WELL BELOW ASSESSED VALUE.
VIRTUAL TOUR URL ADDRESS:



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